

# DRAFT

**ITEM #2**

**P.C. MEETING: 05/06/04**

## **PUBLIC HEARING**

COMMUNITY: Countywide  
APPLICANT: Land Use Services Department  
PROPOSAL: Draft Vision Statement for the General Plan Update  
JCS/INDEX: 00243CQ0  
STAFF: Terri Rahhal

Terri Rahhal, Planner, presented the staff report, which is on file with the Advance Planning Division of the Land Use Services Department. Ms. Rahhal stated that Mr. Sam Jenaway would give an overview of public involvement in the process.

Mr. Jenaway stated that 13 community meetings were held to gather input and concluded with an additional 11 community meetings to re-affirm public input. Two hundred Vision Leaders were trained to do polling at meetings which provided more than 7,000 comments from throughout the County. He stated that their survey was posted on a web site for those who were not able to attend meetings.

There followed a brief discussion regarding the Community Plans their Vision Statements and how they would be incorporated into the General Plan.

Ms. Rahhal stated that staff was anticipating that the General Plan would reference the Community Plans and vis-versa. Ms. Rahhal submitted a memo, which consisted of two letters, which were received after the staff report was completed and copies of a third letter, which was distributed separately.

## **PUBLIC TESTIMONY**

The following people testified in opposition of the proposal:

Robert McInty, Fontana Resident  
John Grisage, Fontana Resident  
Iona Chelette, Joshua Tree Resident  
Ernie Givens, Redlands Resident  
Cindy Cotter, San Bernardino Resident  
Jane Hunt, Muscoy Resident  
Pat Flanagan, 29 Palms Resident  
Alison Law, Oak Glen Resident  
John Chui, Yucaipa Resident & Caltrans District 8 Employee, Volunteer Vision Leader  
Terry Wold, Riverside Resident, Conservation Coordinator for Sierra Club  
Byron Kahr, Riverside Resident, representing the California Wilderness Coalition  
Barbara Sokoff, San Bernardino Resident

Their main concerns were regarding:

- High Density Construction
- Change of land use designations without notification to property owners
- Out of compliance businesses, particularly trucking operations
- Business taxes not being paid by illegal businesses

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- Lack of landscaping and fences or block walls to mediate view of a variety of large vehicles being stored in view of local neighbors
- Air quality
- Noise
- Increased traffic
- Lack of street widening
- Late notification of meetings
- Pollution of water table
- Off highway vehicle regulations should not be in Vision Statement
- Should include a clause favoring preservation of open space
- Balance between development and rural areas
- Preserving Open Space
- Increased Population
- Decline in water quality and quantity
- Deplorable road systems
- Increasing off highway vehicle activity contributing to dust, noise, detriment to human health, species diversity, private property values, and the quality of life.
- Unacceptable levels of law enforcement
- Off highway vehicle laws are not understood by recreationists
- 500 miles of existing dirt roads that not adequately maintained
- Lack street signs
- 100's of miles of private roads that are unmarked and unsafe
- Access to fire danger areas

Mr. Givens stated concern regarding placing houses on bigger parcels of land, lack of police patrol, and fire staff in Mentone community.

Ms. Cotter stated concern regarding a potential housing development (Lytle Creek North Project) in her neighborhood would cause increased traffic, impact on endangered species and other creatures. She also stated concern that the potential housing development would be on a fault line.

Ms. Hunter also stated concern regarding the Lytle Creek North Project. She stated that she would like the County Board of Supervisors be more accountable for their actions. Ms. Hunter suggested that the County look at the City of Scottsdale's plan for preserving open space which consisted of a tax, voted on by citizens to fund open space preservation. She asked that the County implement a Multi Species Habitat Conservation Plan.

Mr. Flanagan stated suggested that the County Planning Department achieve state of the art mapping and web availability, which is necessary for the public to be responsive. She suggested adding law enforcement and removing the last two bullets under "How We Play"

Ms. Wold stated she felt accessing more dirt roads on federal lands as part of a vision for the future was inappropriate, lacked justification and was incompatible with other vision points for a vibrant and sustainable future.

Mr. Kahr suggested the last item of the Vision Statement entitled, "How We Play" be removed. He stated that he felt it was vague and problematic.

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Ms. Sokoloff stated concern regarding “where do we get the money”.

The following people testified in favor of the proposal:

Bill Lembright, Lucerne Valley Resident  
Mathew Woods, Lucerne Valley Resident  
Dennis Riley, Oak Glen Resident  
Bob Spoeneman, Cedar Glen Resident  
Ernest Gommel, Lucerne Valley Resident

Mr. Lembright stated concern regarding roads being sealed off and felt some of the roads need to be re-opened and maintained. He also felt Lucerne Valley should be included in the Community Plan.

Mr. Woods stated that they conducted a survey, which can be viewed at [LucerneValley.net](http://LucerneValley.net), Citizens For A Better Community link, which reflects concerns being voiced today across the rural area. He asked if a trail system would be implemented through the General Plan. Mr. Woods suggested using an easement deed in the General Plan, which would allow private landowners to donate an easement allowing a trail across their property.

Mr. Riley stated concern regarding unrestricted and unregulated reenactments of Civil and Revolutionary War Battles. He hoped that the Vision Statement would address re-enacting. He asked for help distinguishing which has precedence, the Community Plan or the General Plan.

Mr. Spoeneman stated support regarding the inclusion of the Community Plans. He suggested adding under where we “Where We Live” the following “and also the holding capacity of the communities and mountain regions that they are included in.”

Mr. Gommel stated support for the General Plan and past and future community meetings.

Commissioner Dowling stated that he felt concerns mentioned today are centered on zoning issues. He stated that the General Plan does not affect or change zoning.

Ms. Rahhal stated that the General Plan does not address individual zoning or density issues except for the community plans.

Randy Scott, Advance Planning Division Chief, briefly discussed the General Plan Advisory Committee, the number of comments that have been received and the next step of developing the community character at a local level.

Commissioner Kwappenberg stated that she felt open space was a county issue and should be part of the Vision. She referred to off highway recreation and stated that she agreed with the citizens that it was inappropriate to encourage or include this type of recreation in our Vision Statement. Commissioner Kwappenberg also stated that she felt water shed management and quality should be included in the Vision Statement. She stated that she felt long term commitment to rural and urban lifestyles was very important

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and that our agricultural soils and uses, sensitive habitat, biota and other natural resources, historic archeological and other cultural sites and resources should also be protected and included in the Vision Statement. Commissioner Kwappenberg also suggested including the recovery and maintenance of roads. She stated she felt encouraging off road vehicles into areas of high fire hazard was irresponsible.

Commissioner Mathews concurred with Commissioner Kwappenberg's comments and stated that she felt there was too much trying to be done within the Statement. A Vision Statement should be a broad-based statement and felt the Community Plan should be the action plan which implement the goals and objectives of the Vision.

Commissioner Kwappenberg stated that she felt it was important that the General Plan cover rural areas such as Crafton and Mentone. She thanked staff and the citizens for all of their work.

Commissioner Dowling stated that he preferred broader, general terms in the Vision Statement and felt goals and objectives should be broad enough to incorporate all natural environments. He referred to off road vehicles and concurred that the Vision Statement should not be choosing specific kinds of recreation. He also stated that agriculture is mentioned in the Statement under "Where We Work".

There followed a discussion regarding adequate notification such as mailing notices, legal notices, press releases, and flyers.

Ms. Rahhal stated that there was a General Plan Advisory Committee meeting once a month and that the schedules are posted on the County's General Plan Web Page.

Mr. Scott stated that he felt staff has made a concerted effort to convey information regarding upcoming meetings.

Chairman Laning suggested putting together a form including web site and phone number and distribute with tax bills that are sent out.

Mr. Scott stated that staff would explore that possibility.

Commissioner Mathews stated concern that there are many people who do not have access to computers, suggested mailing notices 2 or 3 weeks ahead of time and add churches to the mailing lists.

Ms. Rahhal stated that there are several individuals who have helped staff in notifying the public through networking.

There being no one else in the audience to speak on this item, Chairman Laning closed the public testimony.

## **DISCUSSION:**

Commissioner Kwappenberg moved for a continuance in order to allow adequate noticing to the public. Commissioner Mathews seconded the motion.

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There followed a brief discussion regarding what affect a continuance would have on the General Plan process, scheduling of future meetings, and adequate meeting notifications.

Chairman Laning stated that he would like to see the Vision Statement move forward and encouraged the communities to participate in upcoming phases. He stated that he would be voting against the continuance.

Mr. Scott stated that there would be another public hearing before the Board of Supervisors.

Commissioner Kwappenberg asked if any of the suggestions presented today would move forward with the Vision Statement.

Mr. Scott stated that staff would forward what the Commissioners have identified as issues and summarize the additional input by the public to the Board of Supervisors.

Rex Hinesley, County Counsel, stated that there would be a report to the Board of Supervisors summarizing everything that has occurred. He stated that the Commission could make specific recommended revisions to the Statement.

### COMMISSION ACTION

**CONTINUE** one month in order to allow adequate noticing to the public.

**MOTION:** Kwappenberg      **SECOND:** Mathews

**AYES:** Kwappenberg, Mathews  
**NOES:** Cramer, Dowling, Laning  
**ABSENT:** None  
**ABSTAIN:** None

Motion failed.

Commissioner Dowling motioned to forward the Vision Statement to the Board of Supervisors removing the off highway recreation item. Chairman Laning seconded the motion.

### COMMISSION ACTION

**RECOMMEND** that the Board of Supervisors **APPROVE** the Vision Statement with the removal of Off Highway Recreation.

**MOTION:** Dowling      **SECOND:** Laning

**AYES:** Cramer, Dowling, Laning, Mathews  
**NOES:** Kwappenberg  
**ABSENT:** None  
**ABSTAIN:** None